

Compact Development

Proposed Amendment of
17.12.080 Lot Averaging

Staff Review of Cluster Lot Standards

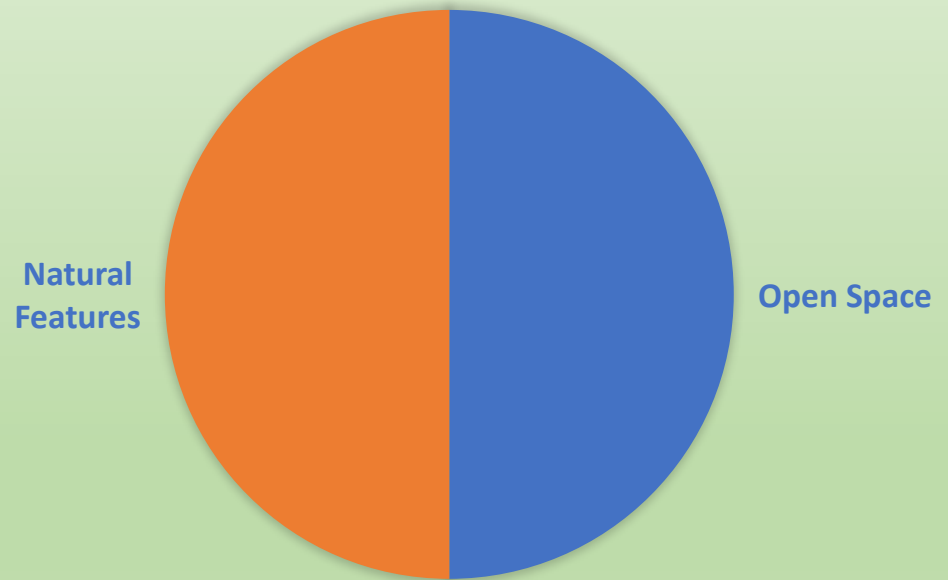


Cluster Lot Standards

Preserve Natural Features

OR

Create Open Space





Conservation Development Standards

Protects the natural areas

Natural area preservation is
required (10/20)

Defines natural areas

Links lot size flexibility to the
conservation of natural areas

Cluster → Conservation + ?

MPC approved Conservation on April 28, 2022

Council approved Conservation on May 17, 2022

Effective on September 14, 2022

Applies to those applications filed by deadline

Cases in the process will be reviewed under the current regulations

Something is missing!

Compact Development



Not allowed in T2 Policy areas

Limited to R/RS 10, R/RS 15,
R/RS 20

Requires open space

Defines recreation features



Is Compact Development just
Cluster Lot Option with a
different name?



Regulation	Cluster	Compact
Minimum property size	10x the base zoning	10x the base zoning Less than 10% natural area
Lot size reduction	Reduce by two zoning districts	Reduce by two zoning districts
Perimeter Lot Requirement	Perimeter lot size reduced if a buffer provided	Minimum lot size of the base zoning district
Open space	<ul style="list-style-type: none"> • 15% overall and per phase • “Recreation” is undefined • Not required for less than 25 units • Stormwater features are allowed 	<ul style="list-style-type: none"> • 15% overall and per phase • “Recreation” is defined • Not required for less than 10 units • Each lot shall be no more than 1,320 feet (5-minute walk) from a recreation feature • Stormwater features are allowed
Policy Influence	<ul style="list-style-type: none"> • Permitted in T2 Rural Subdivisions 	Not permitted in T2
Zoning districts	<ul style="list-style-type: none"> • R/R-A and RS/RS-A zoning districts 	R/RS10, R/RS15, and R/RS20 zoning districts

Compact Development Benefits



1. Not permitted in T2 rural areas
2. Limited to specific zoning districts
 - R/RS10, R/RS15 and R/RS20
3. Allows lot size reduction only on property with less than 10% natural area
4. Buffers do not count as open space
 - Larger lots are required on the perimeter
 - Open space is consolidated
5. Requires recreational or usable open space
6. Defines recreation features and adds a location requirement

Recreational Areas defined:



- Paved greenway trails or trailheads
- Walking or bicycle trails
- Passive amenity areas such as picnic shelters, gazebos, or shared docks
- Playgrounds with benches and pedestrian scale lighting
- Dog parks with benches and pedestrian scale lighting



Recreational Areas include:



- Other active areas such as tennis courts, basketball courts, swimming pools, ball diamonds, volleyball courts, or other facilities
- Stormwater mitigation facilities only if designed as a secondary amenity



Recreation Standards



- Defined Recreation Features
- Lowered the threshold for requiring recreation:
 - Developments containing fewer than ten units exempt
 - One recreation feature for subdivisions between **ten** and ninety-nine **units**
 - Additional recreational feature for every one-hundred units in excess of the first ninety-nine units
- Location:
 - Each lot shall be no more than **1,320 feet (5-minute walk) from a recreation feature**
 - Not located in regulatory no-disturb stormwater buffers or floodway
 - Not fenced or contain impervious surfaces if located in floodplain
- Accessibility:
 - Features directly accessible to the largest number of lots within the subdivision
 - Non-adjoining lots provided with pedestrian access to the open space

Bioretention, bioswales, rain gardens



Development Standard Comparison

	Cluster	Conservation	Compact
Purpose and Intent	<ul style="list-style-type: none"> Provide flexibility of design, creation of common open space, preservation of natural features <p>(no prioritization)</p>	<ul style="list-style-type: none"> Provide flexibility to promote natural area preservation Required to preserve unique or sensitive features in open space Permit clustering of lots on less sensitive areas <p>(prioritizes and preserves environmental features)</p>	<ul style="list-style-type: none"> Provide flexibility of design, creation of common open space
Applicability	Optional R/R-A, RS/RS-A 10x base zoning	<p>Required if natural areas, which includes trees, present R/R-A, RS/RS-A 10x base zoning</p> <p>10% or more natural area</p>	<p>Optional R/RS10, R/RS15, and R/RS20 zoning districts 10x base zoning</p> <p>Less than 10% natural area</p>
Maximum Yield	Assign 15% to infrastructure 85% of gross acreage divided by base zoning minimum	Assign 20% to infrastructure 80% of gross acreage divided by base zoning minimum	Assign 15% to infrastructure 85% of gross acreage divided by base zoning minimum

Development Standard Comparison

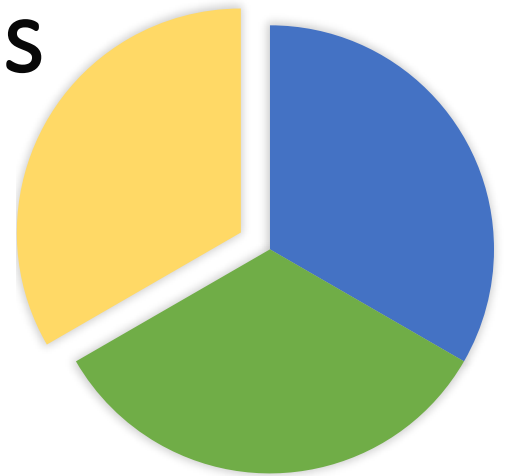
	Cluster	Conservation	Compact
Open Space	<ul style="list-style-type: none"> 15% minimum No indication of what is in or out Recreational facilities required but undefined 	<ul style="list-style-type: none"> Set aside natural areas first If less than 20% all must be undisturbed and in open space If more than 20%, may elect to set aside more. Any set aside must be undisturbed Can provide open space for other purposes(rec, stormwater, etc.) but don't get more flexibility Adds clear standards for what is permitted or prohibited in open space, ownership and mgmt. No recreation facility required 	<ul style="list-style-type: none"> 15% minimum Recreational facilities required and defined
Flexibility of Design	<p>Max of 2 district reduction</p> <p>Perimeter lots 90%</p>	<p>Lot size may be reduced an equivalent % to the % undisturbed open space</p> <ul style="list-style-type: none"> Can't reduce below 3,750sf Applies bulk standards of closest equivalent zoning district 	<p>Max of 2 district reduction</p> <p>Perimeter lots 100%</p>

Development Standard Comparison

	Cluster	Conservation	Compact
Buffers/ Transitions	<ul style="list-style-type: none">• B or C between perimeter cluster lots and adjacent conventional subdivisions• Perimeter lots required to be larger	<ul style="list-style-type: none">• C buffer required, as determined by Planning, when perimeter lot sizes are less than the minimum required in the base zoning• Applies bulk standards of closest equivalent zoning district• No lot size transition required	<ul style="list-style-type: none">• No buffer required• Perimeter lots required to be minimum lot size of base zoning district• Applies bulk standards of closest equivalent zoning district

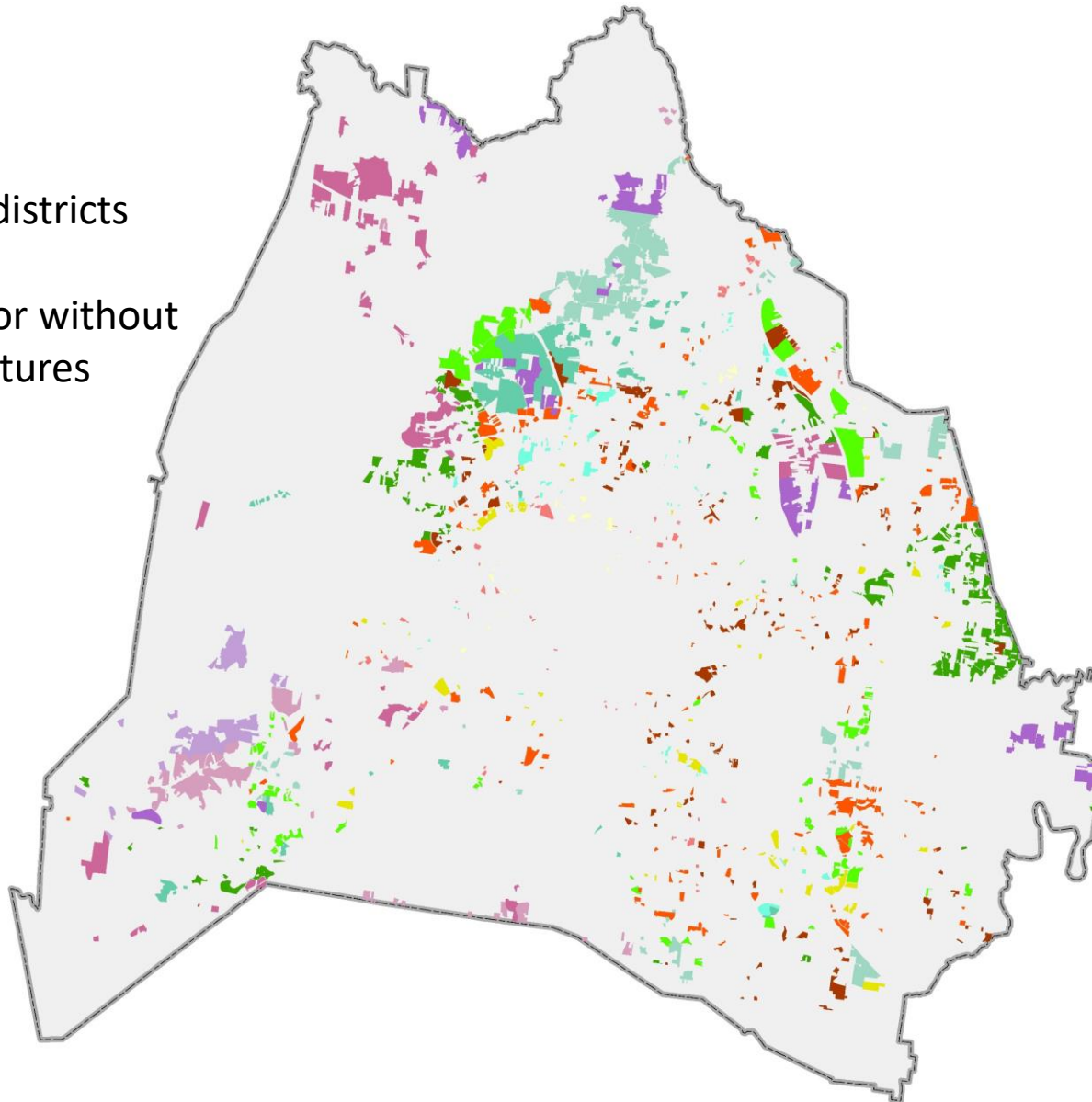


Eligible Locations





- 16 zoning districts
- All policies
- Sites with or without natural features

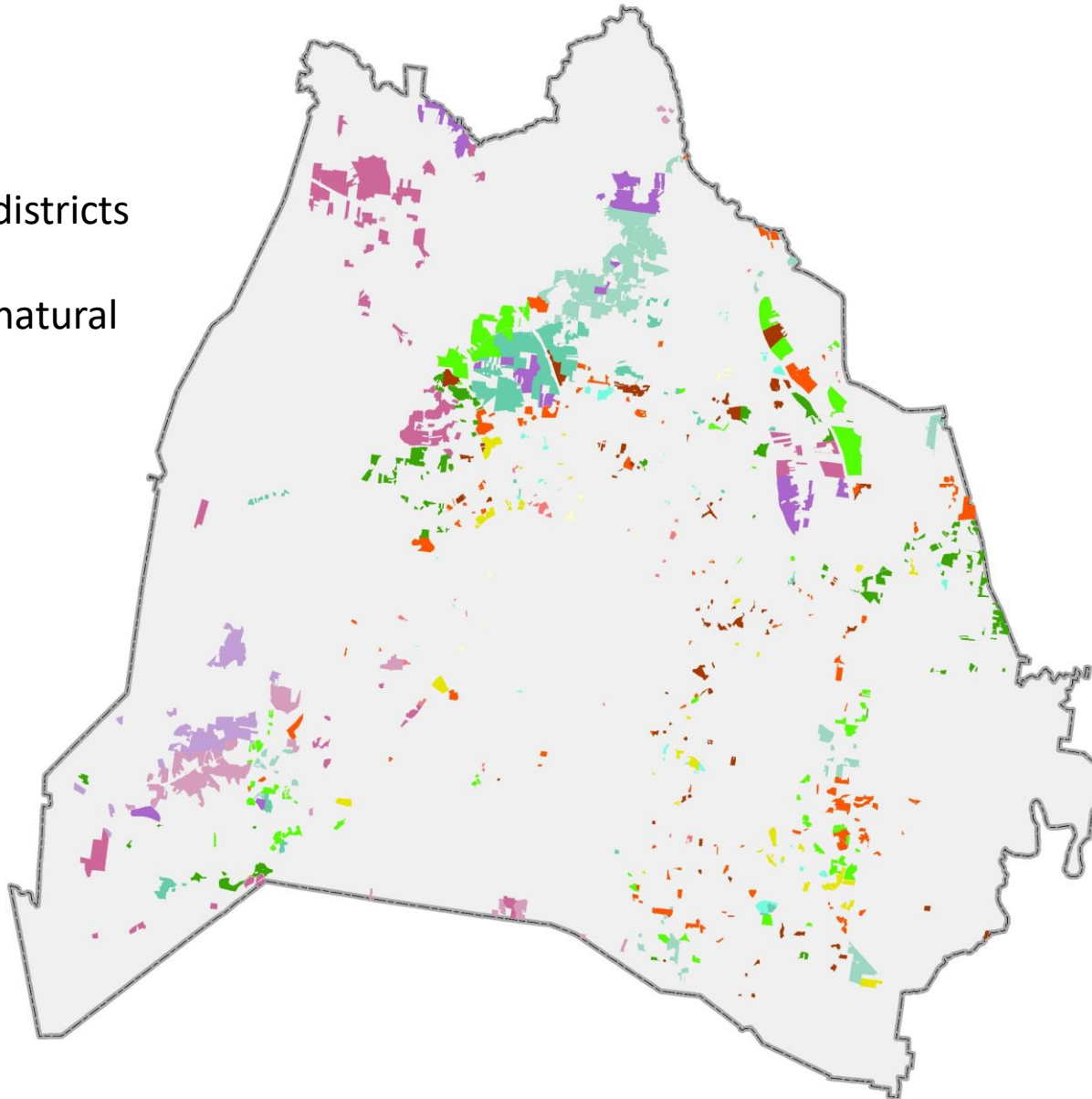


Cluster Eligible

RS80
R80
RS40
R40
RS30
R30
RS20
R20
RS15
R15
RS10
R10
R8
R8-A
RS7.5
RS7.5-A
R6
R6-A
RS5
RS5-A
RS3.75
RS3.75-A



- 16 zoning districts
- All policies
- Sites with natural features

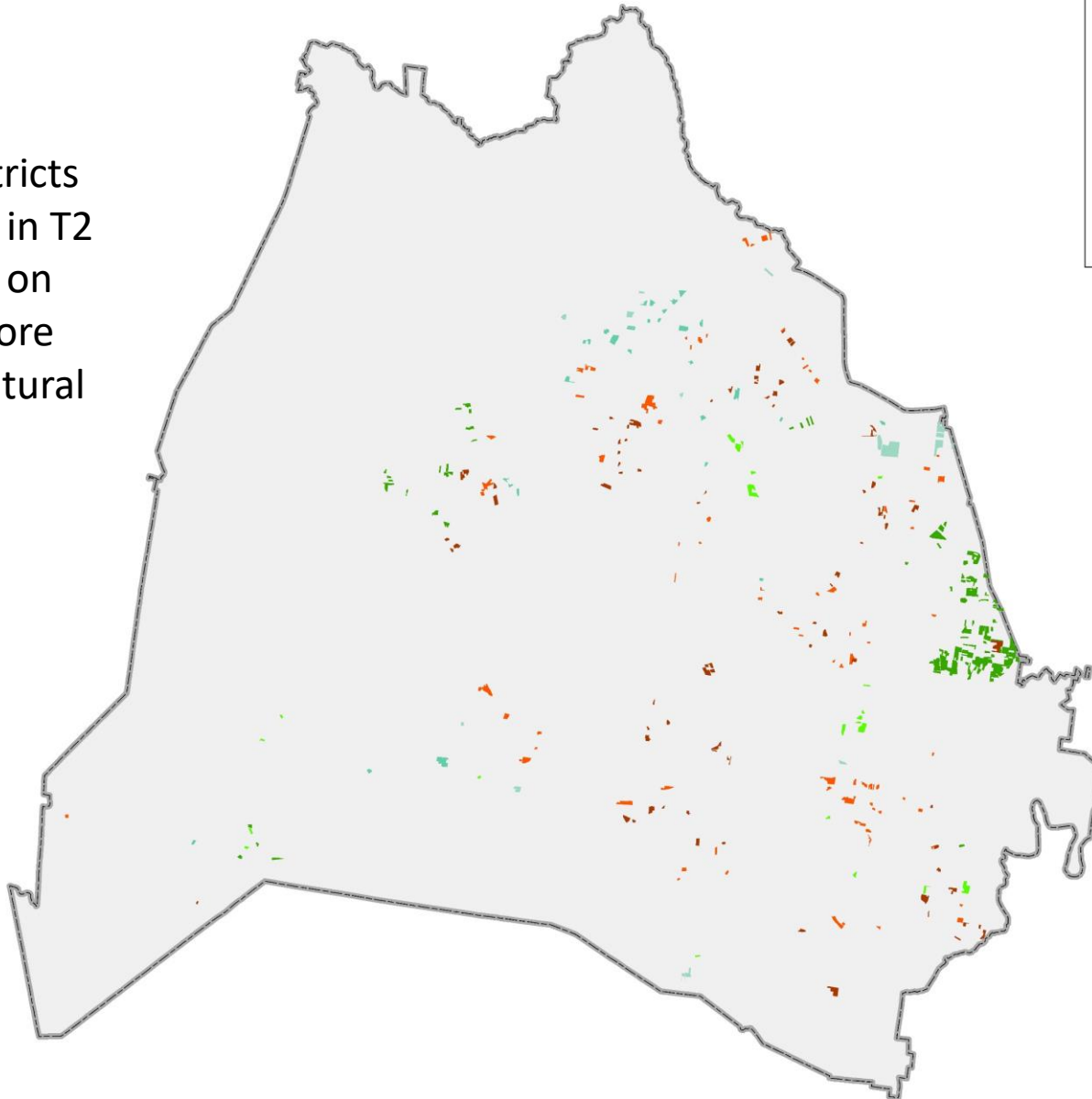


Conservation

RS80
R80
RS40
R40
RS30
R30
RS20
R20
RS15
R15
RS10
R10
R8
R8-A
RS7.5
RS7.5-A
R6
R6-A
RS5
RS5-A
RS3.75
RS3.75-A



- 6 zoning districts
- Not allowed in T2
- Not allowed on sites with more than 10% natural features



Compact Eligible

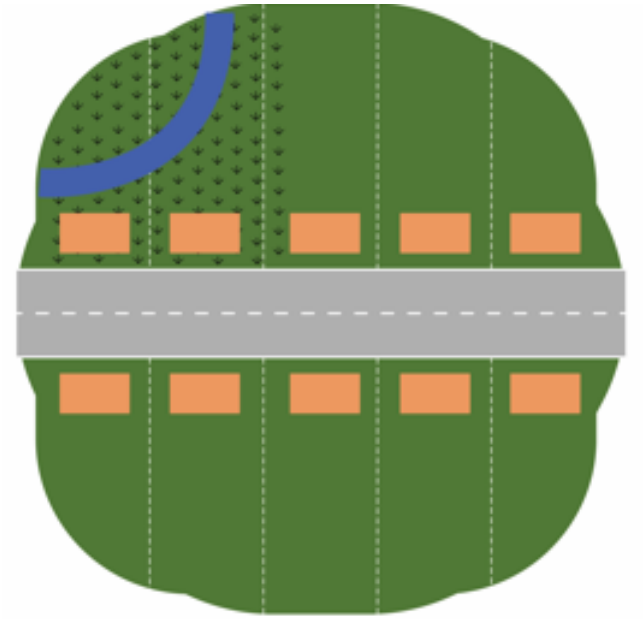
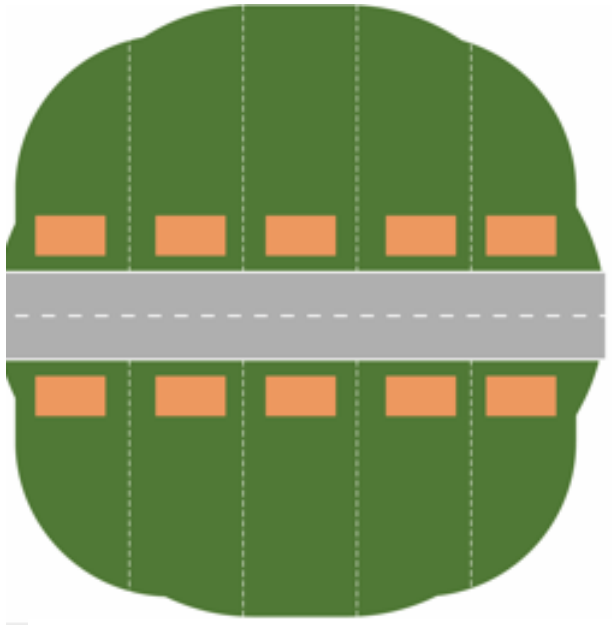


Subdivision Regulations

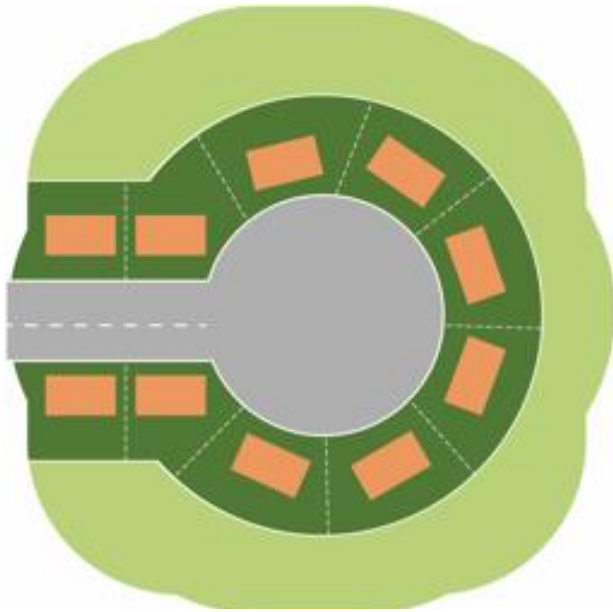


Conventional standards
continue to be available in all
policy areas and in all zoning
districts

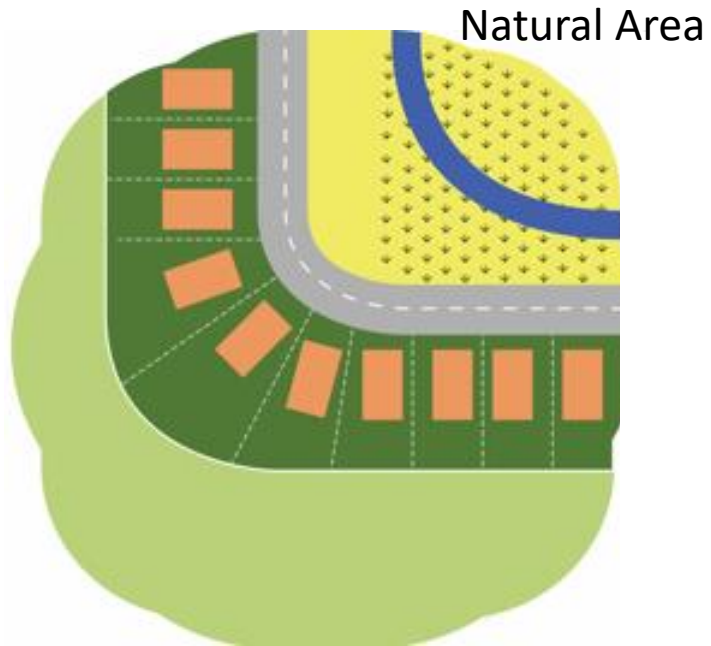
Conventional



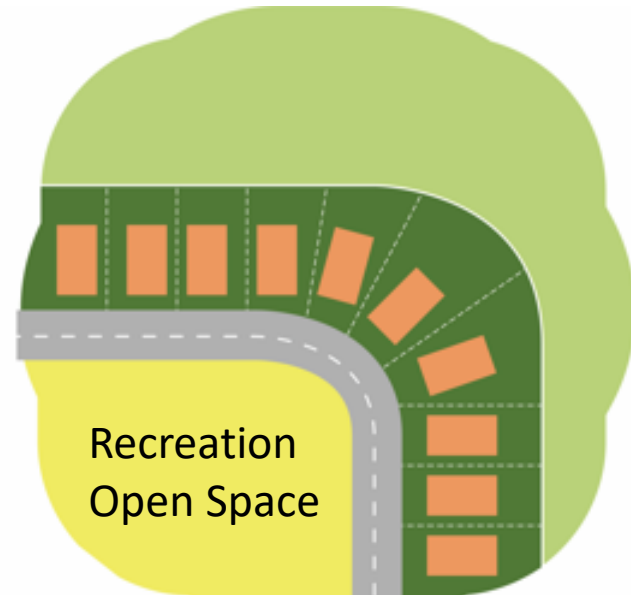
Cluster Lot Option



Conservation



Compact



Subdivision Regulations



Will be amended to provide
supporting framework for
Conservation Standards and
Compact Standards

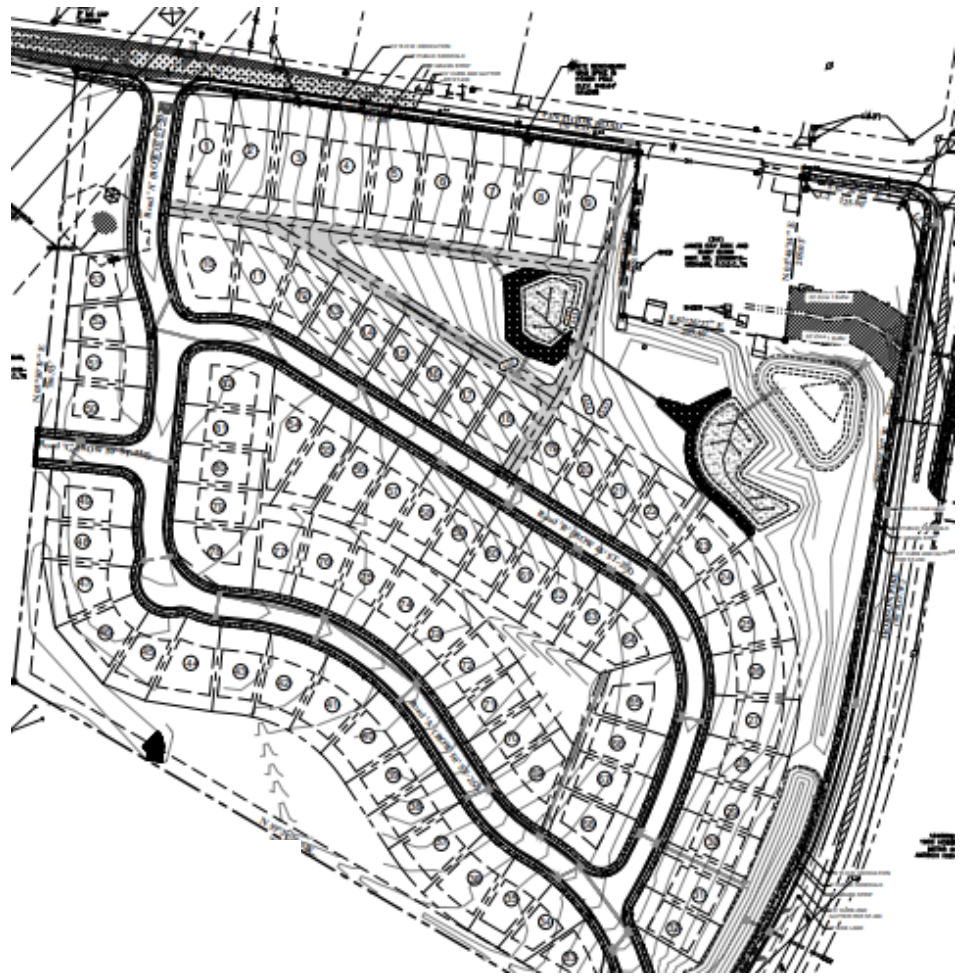
Subdivision Regulation Housekeeping

Amend Chapter 3 Requirements to modify subsection 3-1.1. as follows:

- General Requirements. **Outside of T2 Rural Neighborhood and/or T2 Conservation policies, an applicant may choose to develop a compact development according to the standards of Section 17.12.080 of the Zoning Code or alternative subdivisions that are more rural or urban in nature.**

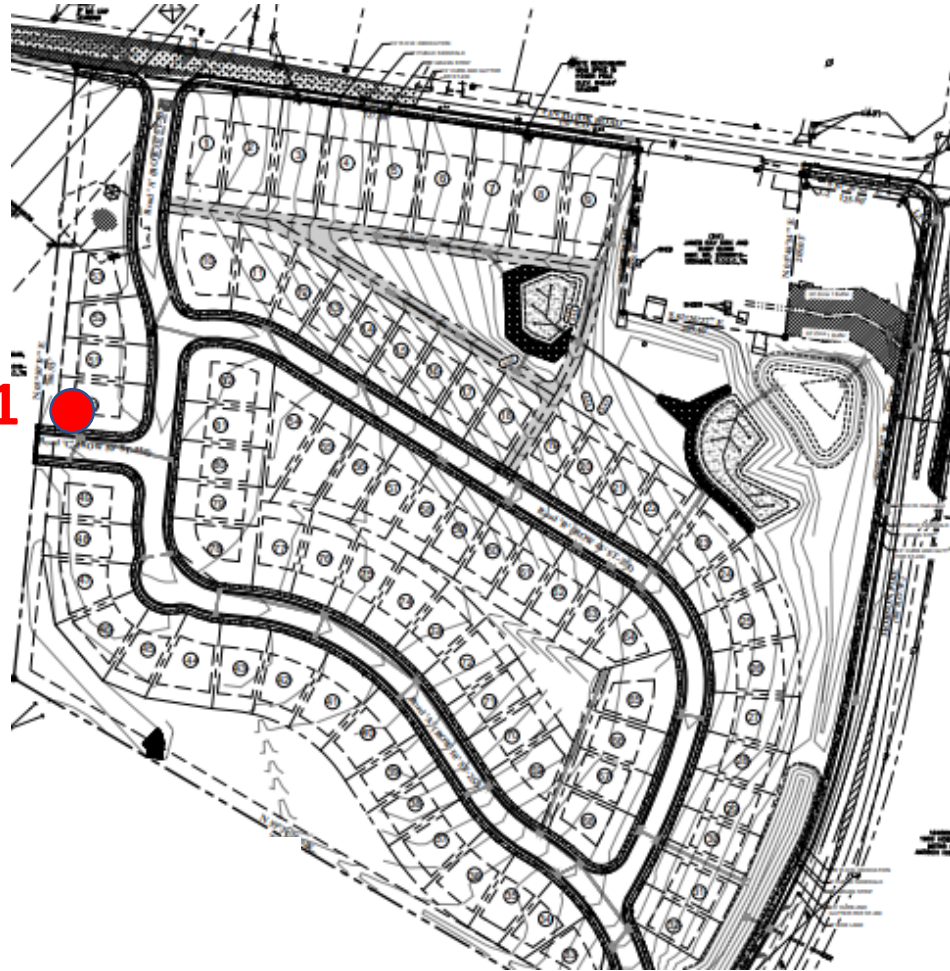
How Will Compact
Development
work on a parcel of
land





Buffers

1 ●



Buffers

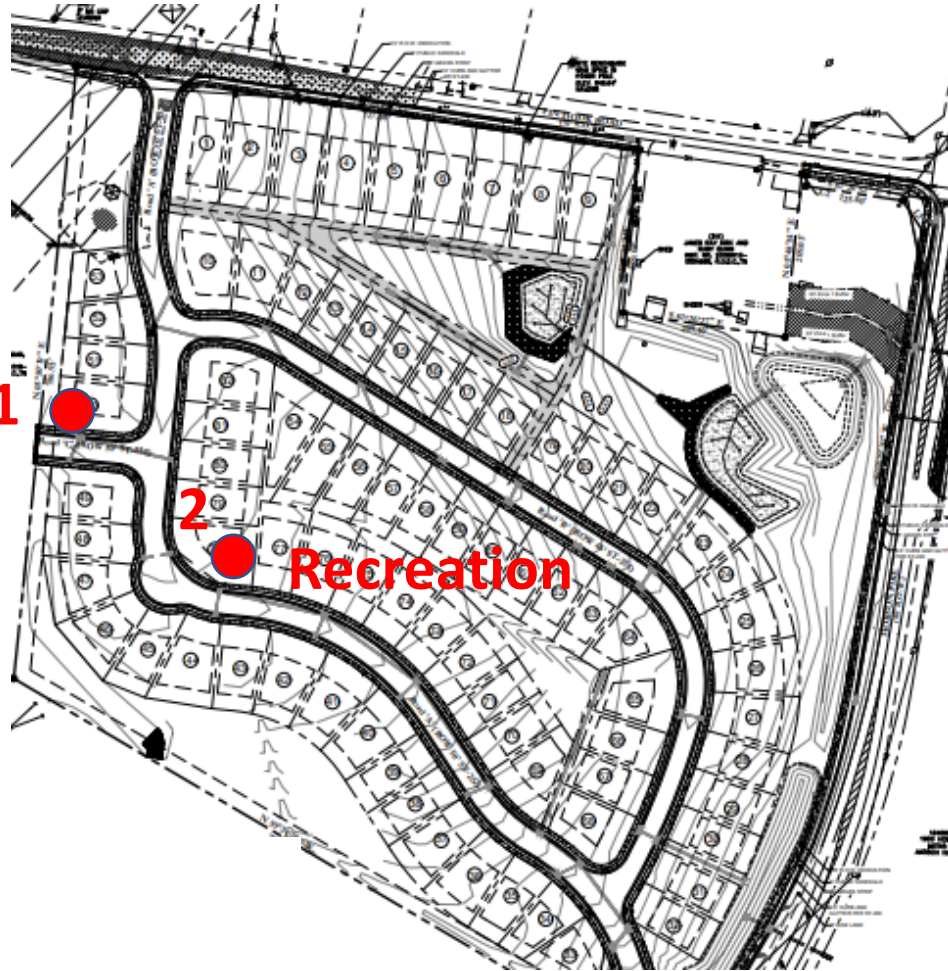
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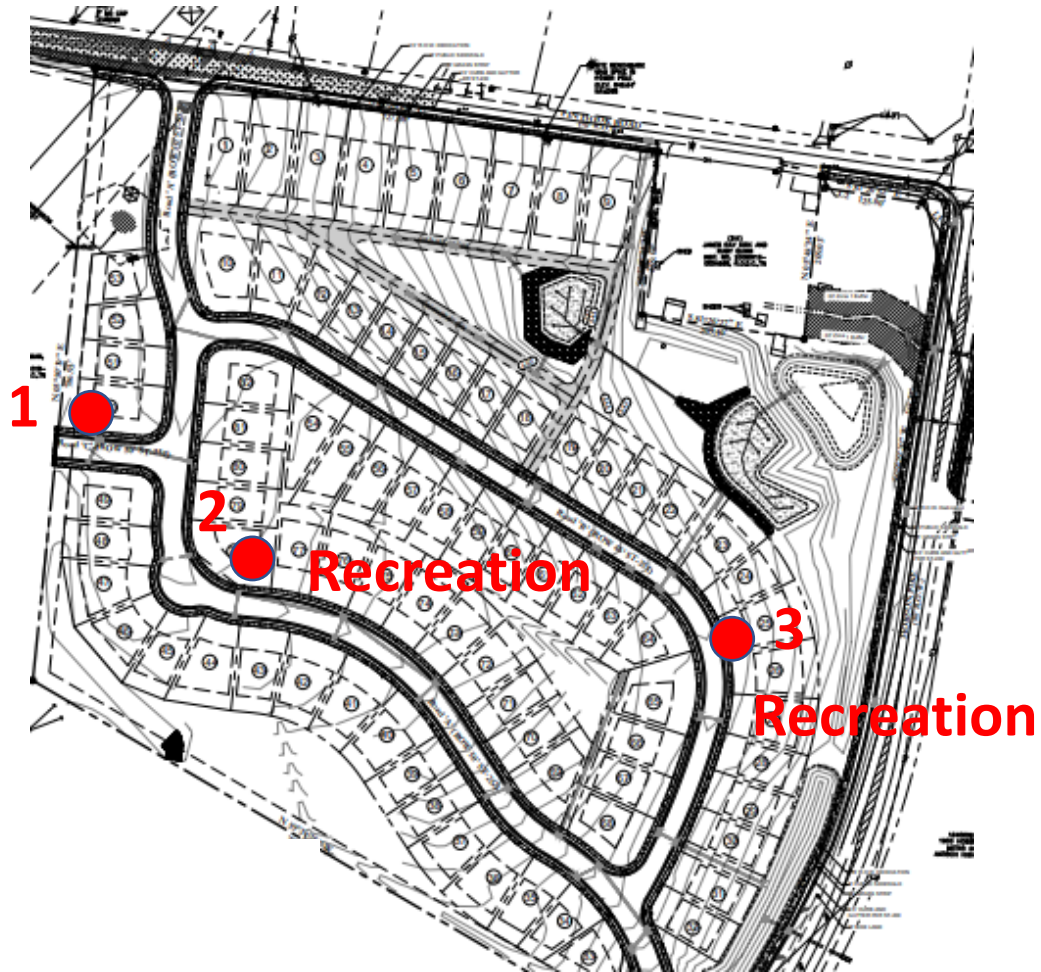
2



Recreation



Buffers



What we have found

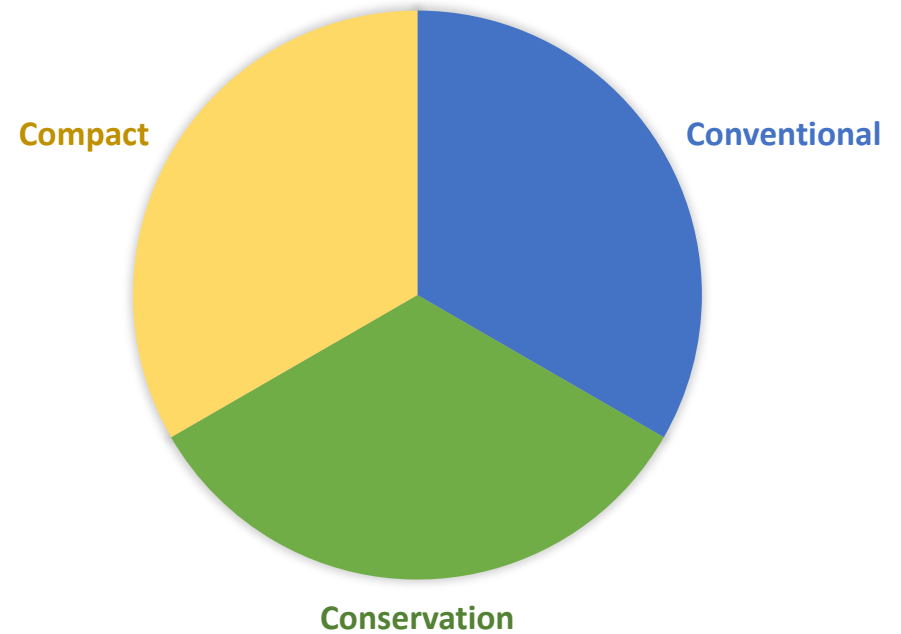
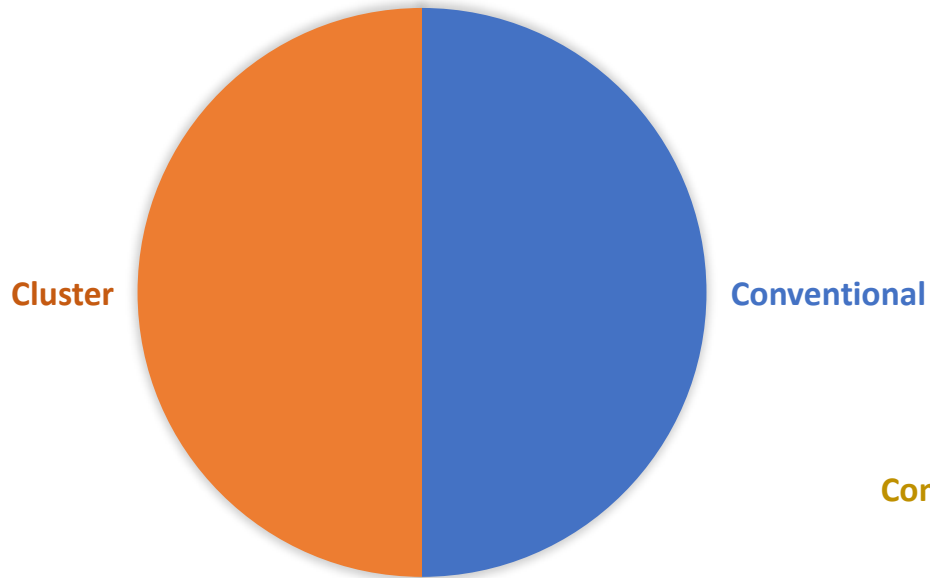


Possible Revisions

Staff has already recognized the need for revisions to this proposal. Revisions being considered include:

- Allow for lot size reduction of perimeter lots when a buffer is provided
- Add Planning oversight of any stormwater control measure that may be counted toward the recreation requirement
- Bulk standards based on the existing zoning district
- Add back smaller zoning districts R8, R8-A, RS7.5, RS7.5-A, R6, R6-A, RS5, RS5-A, RS3.75, RS3.75-A

Subdivision Tools



Compact Development



Not allowed in T2 Policy areas

Limited to R/RS 10, R/RS 15,
R/RS 20

Defines open space

Consolidates open space

Requires recreational open
space

Conservation Development	Compact Development
Provide flexibility to promote natural area preservation	Provide flexibility to create recreation open space
Required R/R-A, RS/RS-A 10x base zoning 10% or more natural area	Optional but not permitted in T2 R/RS10, R/RS15, and R/RS20 zoning districts 10x base zoning Less than 10% natural area
Assign 20% to infrastructure 80% of gross acreage divided by base zoning minimum	Assign 15% to infrastructure 85% of gross acreage divided by base zoning minimum
<ul style="list-style-type: none"> • 10/20% open space minimums • Set aside natural areas first • If less than 20% natural all must be undisturbed • If more than 20%, may elect to set aside more. Any set aside must be undisturbed for flexibility • Can provide open space for other purposes (recreation, stormwater, etc.) but no more flexibility • No recreation facility required 	<ul style="list-style-type: none"> • 15% minimum open space • Recreational facilities required • Recreation: <ul style="list-style-type: none"> • Not required for less than 10 units • One facility for 10-99 units • +One facility for every additional 100 units • Each lot shall be no more than 1,320 feet (5-minute walk) from a recreation feature • Stormwater features are allowed in open space • Recreation cannot be: <ul style="list-style-type: none"> • located in regulatory no-disturb stormwater buffers or floodway • fenced or contain impervious surfaces if located in floodplain
Lot size may be reduced an equivalent % to the % undisturbed open space Can't reduce below 3,750sf	Max of 2 district lot size reduction Perimeter lots 100%
<ul style="list-style-type: none"> • C buffer required, as determined by Planning, when perimeter lot sizes are less than the minimum required in the base zoning 	No buffer required Perimeter lots required to be minimum lot size of base zoning district

Moving Forward

- Staff is gathering public feedback on this draft prior to finalizing the proposal for consideration by the Metro Planning Commission. Input received will be considered as staff finalizes the draft.
- Currently this proposal is scheduled to go to the Planning Commission on September 8, 2022.
- A proposal to change the Zoning Code requires a recommendation from the Metro Planning Commission, three readings by Metro Council, and approval by Metro Council on third reading.
- The Planning Commission will hold a public hearing on the proposed amendments. Metro Council will also hold a public hearing on the proposed amendments on second reading.
- The dates for these public meetings have not been finalized.



Questions?

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